

Miami County 2007 Trending Procedure

Assessments were derived using Real Assessment Guidelines for 2002 – Version A. Modifications were made to the residential dwelling depreciation tables and the mobile home depreciation tables in an effort to improve COD's in residential neighborhoods that were heterogeneous. Sales from 2005 and 2006 were compared to the current assessments and neighborhood factors and land values were adjusted accordingly where necessary. Adjustments were made to neighborhoods that had an insufficient number of sales based on adjustments used in similar neighborhoods with similar property types that had sufficient sales. All neighborhoods and all classes of property were reviewed. Further scrutiny of values was conducted by comparing the new assessments to evidence of value provided through the appeal process. The rationale behind looking at appeal evidence was to have independent party verification of assessment uniformity.

Adding the 2006 sales to the 2005 sales and removing the 2004 sales did not indicate any significant change in any of the markets in any of the property classes. Differences in assessments were due largely to re-stratification because of depreciation table changes, location stratification within a few neighborhoods, new construction, and correction of previous assessment errors.